



Application for

# Text Amendment

ATTACHMENT A

**TXT**  
2/09

## City of Rockville

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: Cpds@rockvillemd.gov • Web site: www.rockvillemd.gov

### Application Information:

Is this an Amendment to Existing Text ? ☒ YES ☐ NO

Add New Zone Classes: ☐ YES ☒ NO

Add New Uses: ☒ YES ☐ NO

Number of new uses: 1 \_\_\_\_\_

Ordinance # \_\_\_\_\_

*Please Print Clearly or Type*

Property Address information N/A

Project Description Amend the I-L, I-H, MXE and MXB zones to allow self-storage warehouses as a conditional use

### Applicant Information:

Please supply Name, Address, Phone Number and E-mail Address

Applicant Mayor and Council of Rockville, 111 Maryland Avenue, Rockville, MD 20850

Property Owner \_\_\_\_\_

Architect \_\_\_\_\_

Engineer \_\_\_\_\_

Attorney \_\_\_\_\_

### STAFF USE ONLY

#### Application Acceptance:

Application # TXT2015-00239

Date Accepted 11/17/14

Staff Contact Deane Mellander

OR

#### Application Intake:

Date Received \_\_\_\_\_

Reviewed by \_\_\_\_\_

Date of Checklist Review \_\_\_\_\_

Deemed Complete: Yes ☐ No ☐

A-1

Application is hereby made with the Rockville Mayor and Council for Approval of a change in the text of the Zoning and Planning Ordinance of Rockville, Maryland.

Page \_\_\_\_\_ Article 12,13 Section \_\_\_\_\_

**FROM:** Which reads as follows See Attachment to Application  
\_\_\_\_\_  
\_\_\_\_\_

**TO:** Reads as follows See Attachment to Application  
\_\_\_\_\_  
\_\_\_\_\_

By: Sara Taylor - Ferrell - Acting City Clerk  
(Signature of Applicant)

Subscribed and sworn before this 3<sup>rd</sup> day of December, 2014

My Commission Expires 22 July 2015  
Notary Public

---

**The following documents are furnished as part of the application:**

☒ A Complete Application

☐ Filing Fee

---

**Comments on Submittal: (For Staff Use Only)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

November 10, 2014

ATTACHMENT TO APPLICATION  
TO THE CITY OF ROCKVILLE FOR A  
TEXT AMENDMENT TO THE ZONING ORDINANCE

Applicant: Mayor and Council of the City of Rockville

The applicant proposes to amend the zoning ordinance adopted on December 15, 2008, and with an effective date of March 16, 2009, by inserting and replacing the following text (underlining indicates text to be added; [brackets] indicate text to be deleted; \* \* \* indicates text not affected by the proposed amendment). Further amendments may be made following citizen input, Planning Commission review and Mayor and Council review.

Amend Article 3, "Definitions; Terms of Measurements and Calculations", as follows:

\* \* \*

*Industrial, Service* - Services intended to serve residents of the City and surrounding areas, including retailing facilities for certain commodities appropriate in an industrial zone. Such uses include, but are not limited to, assembly of electrical and electronic appliances and equipment and precision instruments; photographic processing; ~~self-storage-warehouse~~; radio and television recording studios; research laboratories; home improvement services; and similar types of uses. Items separately regulated in this Chapter are not included in this definition.

\* \* \*

General Warehousing - The storage of goods, wares, and merchandise which will be processed, sold, transferred, or otherwise disposed of for ultimate consumption off the premises.

Amend Article 12, "Industrial Zones", as follows:

\* \* \*

**25.12.03 – Land Use Tables**

The uses permitted in the Industrial zones are shown in the table below. Uses are subject to applicable conditions of site plan approval. All special exceptions are subject to the requirements of Article 15.

|                                | Uses                           | Zones                |                      | Conditional requirements or related regulations                             |
|--------------------------------|--------------------------------|----------------------|----------------------|---|
|                                |                                | Light Industrial I-L | Heavy Industrial I-H |   |
| * * *                          |                                |                      |                      |   |
| g. Industrial and service uses | Heavy industrial use           | N                    | P                    |   |
|                                | Light industrial use           | P                    | P                    |   |
|                                | Lumberyard                     | C                    | P                    | Conditional Use shall not adjoin a Single Unit Development Residential Zone |
|                                | Service industrial use         | P                    | P                    |   |
|                                | <u>Warehouse, self-storage</u> | <u>C</u>             | <u>C</u>             | <u>Not permitted on a lot within 250 feet of a public school</u>            |

Amend Article 13, "Mixed-Use Zones", as follows:

\* \* \*

### 25.13.03 – Land Use Tables

The uses permitted in the Mixed-Use Zones are shown in the table below. Uses are subject to applicable conditions of site plan approval. All special exceptions are subject to the requirements of Article 15.

|                                | Uses                           | Zones                             |                                    |                            |                          |  |                            |                            | Conditional requirements or related regulations                   |
|--------------------------------|--------------------------------|-----------------------------------|------------------------------------|----------------------------|--------------------------|--|----------------------------|----------------------------|---|
|                                |                                | Mixed-Use Transit District (MXTD) | Mixed-Use Corridor District (MXCD) | Mixed-Use Employment (MXE) | Mixed-Use Business (MXB) | Mixed-Use Neighborhood Commercial (MXNC) | Mixed-Use Commercial (MXC) | Mixed-Use Transition (MXT) |   |
| * * *                          |                                |                                   |                                    |                            |                          |  |                            |                            |   |
| j. Industrial and service uses | Light industrial use           | N                                 | N                                  | P                          | N                        | N  | N                          | N                          |   |
|                                | Service industrial use         | N                                 | N                                  | P                          | C                        | N  | N                          | N                          | Conditional use must not adjoin or confront single-unit dwellings |
|                                | <u>Warehouse, self-storage</u> | <u>N</u>                          | <u>N</u>                           | <u>C</u>                   | <u>C</u>                 | <u>N</u>                                 | <u>N</u>                   | <u>N</u>                   | <u>Not permitted on a lot within 250 feet of a public school</u>  |

Key: P = Permitted Use; S = Special Exception; C = Conditional Use; N = Not Permitted